



*Today's
Plans*

*Tomorrow's
Neighborhoods*



**Shelby County's
Equitable Growth Strategy**

*Redeveloping Shelby County's
older neighborhoods while responsibly
guiding new communities*

Mayor A C Wharton's Alliance for Equitable Growth has set a precedent for shifting the county's growth and development patterns. Equitable growth will allow the county to protect the environment, reinvest in urban areas, bring economic opportunity to all residents, provide for intelligent infrastructure investment and stimulate housing choices. Equitable growth is as much about revitalizing and redeveloping older areas of the county as it is about guiding the type, amount and timing of new communities on the urban fringe. Practicing smart growth increases quality of life for all Shelby County residents and has been set as a priority for Mayor Wharton.

Review and Update Land Development Regulations

Under Mayor Wharton's direction, Shelby County is drafting smarter development regulations that will curtail suburban sprawl and help develop Shelby County as a better community. Inheriting a dated and detrimental development code, Memphis and Shelby County staff have gathered the input of developers, architects, planners and other professionals to draft new land development guidelines.

A joint city and county partnership, the unified development code's goal is to promote inner city redevelopment and revitalization while guiding orderly growth in the suburban areas in a fiscally sound manner. The updated land development regulations will consider such factors as:

- Creation of walkable communities
- New mixed use zoning districts that blend commercial and residential uses
- Approving the appearance and accessibility of neighborhood commercial districts
- Provide for new roadway design standards that offer smaller street widths and improved connectivity
- Eliminate cove street developments
- Eliminate proliferation of 2-acre subdivisions on septic systems which disguise the need for urban services



- Require a master plan for all commercial planned developments and subdivisions
- Meaningful preservation of open space, natural areas and resources
- Adopt five development tiers in new planning code: core, urban, suburban, estate and agricultural

Implement Shelby County Residential Corridor Ordinance

Shelby County is working to maintain residential land use along selected road segments and has adopted a residential corridor ordinance. Portions of roadways including Pisgah, Houston Levee, Reed Hooker, Walnut Grove, Raleigh LaGrange and Macon are further protected in this plan.

Enforce, preserve and protect new guidelines for the long-term benefit of Shelby County and its residents.



Create a Shelby County Landmarks Commission

Shelby County is establishing a Landmarks Commission to protect historical properties in the county's rural areas. Early 1788 settlement patterns are evident in many rural areas like Rosemark, Eads, Twin Oaks, Shelby Forest and Bolton. The commission will assist those interested in protecting their historical environment.

Adopt an adaptive reuse policy for public buildings and functionally obsolete commercial structures

Memphis and Shelby County can now motivate developers and interested property owners to make use of vacant or obsolete commercial and industrial buildings through new adaptive reuse codes. The older building code set focused on new construction and made changing the use of existing structures difficult to achieve. A new thought process that encourages owners to think progressively about their vacant or obsolete properties in the older areas of Memphis and Shelby County is beneficial to all county residents.

Revise sign regulations to eliminate pole signs

The size and appearance of signs in neighborhood commercial corridors impacts the aesthetic appearance of that neighborhood. Mayor Wharton and his team set out to eliminate unsightly pole signs, replacing them with ground-mounted signs. Though not as stringent as regulations in Bartlett, Germantown or Collierville, Shelby County promotes ground signs and landscaping surrounding the base of those signs.

Adopt an ordinance prohibiting posting of notices in public rights-of-way and on public property

Illegal posting of signs and notices on utility poles, traffic control devices and other public property is unsightly and a blight on the landscape. Shelby County code was amended to allow proper enforcement and prosecution of violators who post advertisements and other signs at inappropriate places.

Develop minimum standards for construction on homestead lots and other residential real estate sold by Shelby County

Housing rehabilitation, new construction, infill development and replacement housing are critical needs of inner-city neighborhoods and the Shelby County Homestead Program utilizes tax-foreclosed properties to stimulate neighborhood revitalization. Shelby County's real estate office can sell foreclosed properties outright to developers and others to encourage redevelopment and get that real estate back on the property tax rolls. But design review standards on homestead lots are a crucial step in ensuring quality and sustainable redevelopment. Newly constructed housing that is below the standard of surrounding property results in lower property values and does not support the equitable growth objectives. New standards regulate where a new building will be placed in line with others, building size compatibility and usage of appropriate materials.

School and fiscal analysis

Part of equitable growth includes guiding the construction of new schools to achieve maximum performance and fiscal advantage out of each school. Involved in the development of new schools is the fiscal impact model update. The model measures the impact of each new development on a community to determine facts like how many school age children will live there and how many roads and parks are necessary. In summary, equitable growth requires that lessons be learned and improvements applied to allow for future sustainability. Poor decisions and past mistakes cannot be repeated and we must enforce, preserve and protect these guidelines for the long-term benefit of Shelby County and its residents.

To learn more about Shelby County's Equitable Growth Strategy, please visit www.shelbycountyttn.gov

